

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall obtain by separate instrument the off-site drainage easement required on the property to the west of this plat. This agreement shall be provided to the City Engineer's Office for review and approval prior to the plat being scheduled for City Council review.
- H. On the final plat tracing, the intersections of Sunridge/21st and 19th/119th shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- I. On the final plat tracing, the abbreviation "U.E." shall be defined in the plat's legend. Also, "C.A.C." shall be defined.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.

September 15, 1988

STAFF REPORT
(Final Plat; Preliminary approval 7/28/88)

CASE NUMBER: S/D 88-61 - SUNRIDGE ADDITION

OWNER/APPLICANT: Genesis Homes, Inc.

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area south of 21st Street North and west of 119th Street West

SITE SIZE: 23.01 acres

NUMBER OF LOTS

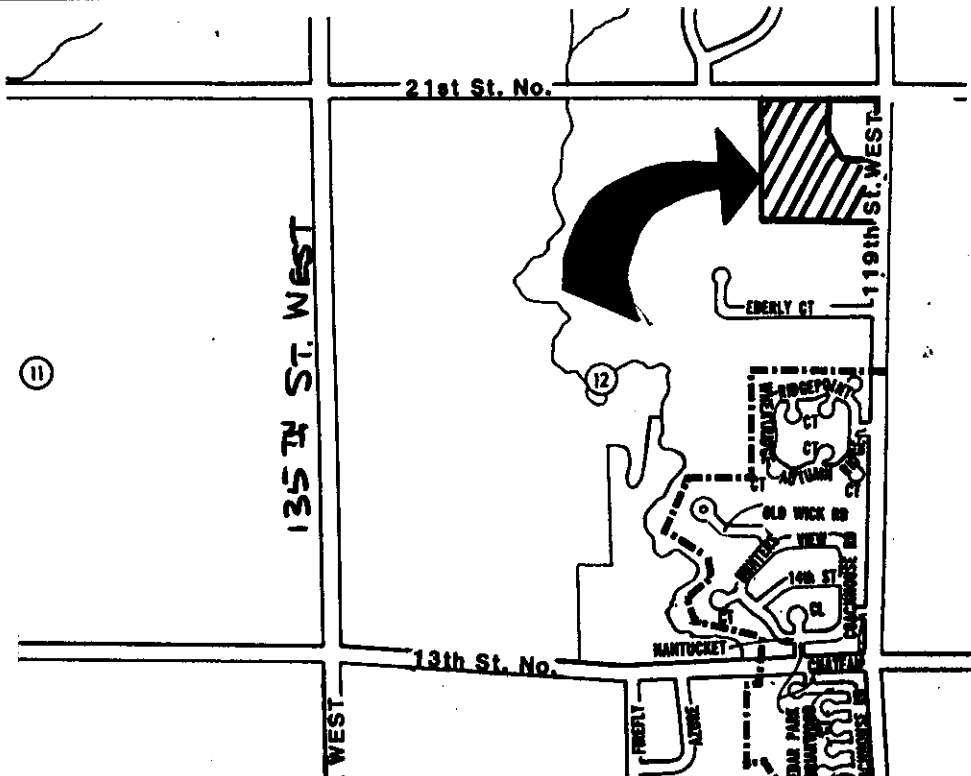
Residential:	81
Office:	
Commercial:	
Industrial:	
Total:	81

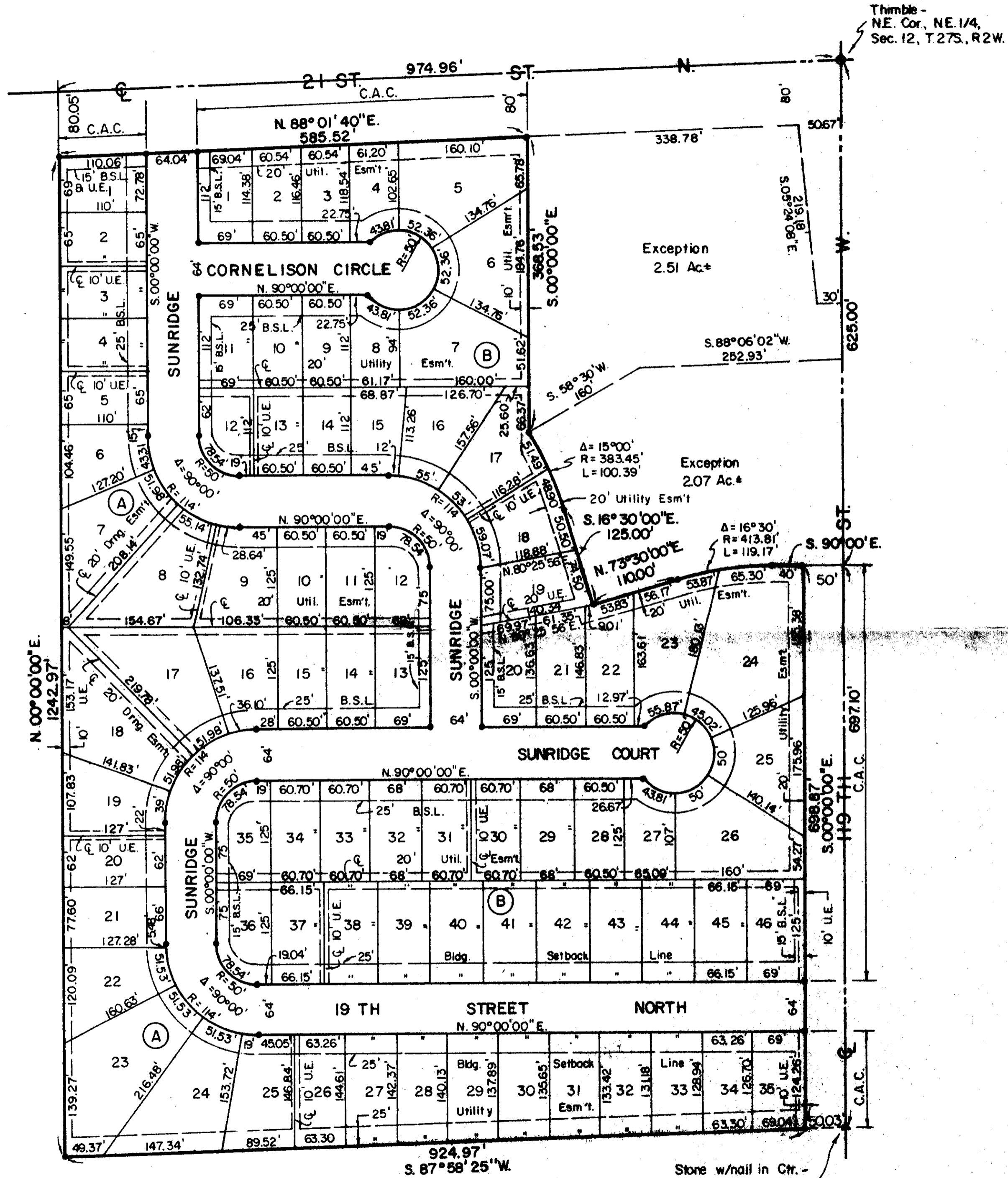
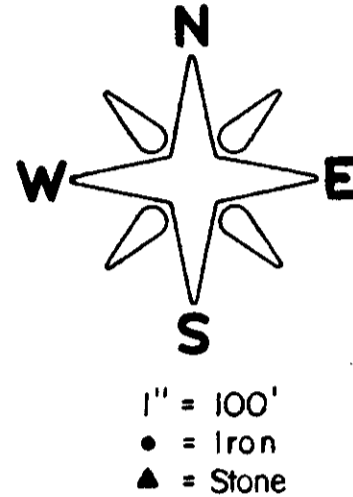
MINIMUM LOT AREA: 6,655

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:





Benchmark -
 City Disc, 79' South and 46' East
 of Thimble (NE Cor. Sec. 12).
 Elev. = 1359.48 M.S.L.
 = 172.08 City Datum

"□" Cut in Center of South Hubguard
 of 7 x 3" R.C.B.C. under 21st St. N.
 Elev. = 1351.48 M.S.L.
 = 164.08 City Datum

Thimble -
 NE Cor. NE 1/4,
 Sec. 12, T 27S, R 2W.

Stone w/hall in Cr. -
 S.E. Cor. N. 1/2,
 NE 1/4, Sec. 12 -
 27-2W.

**OFFICE COPY
 DO NOT REMOVE**

FINAL PLAT
SUNRIDGE
 AN ADDITION TO WICHITA,
 SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
 COMMITTEE ON 9/8/88 SUBJECT
 TO THE CONDITIONS OF APPROVAL OUTLIN-
 ED IN OUR LETTER DATED 9/12/88

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "SUNRIDGE ADDITION" to Wichita, Sedgwick County, Kansas, into Lots, Blocks and Streets, the same being accurately set forth on the accompanying plat, being a tract of land in the North 1/2 of the NE 1/4 of Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point in the East line and 625.0' South of the Northeast corner of the NE 1/4 of said Sec. 12; thence South along the East line of said NE 1/4, and with an assumed bearing of S. 00°00'00" E., a distance of 697.10' to the Southeast corner of the North 1/2 of said NE 1/4; thence S. 87°58'25" W., along the South line of the North 1/2 of said NE 1/4, a distance of 975.0'; thence N. 00°00'00" E., a distance of 1242.97' to a point in the South right-of-way line of 21st Street N.; thence N. 88°01'40" E., parallel with the North line of said NE 1/4, a distance of 585.52'; thence S. 00°00'00" E., a distance of 368.53' to a point on a curve to the right having a radius of 383.45'; thence Southeasterly along said curve to the right and through a central angle of 15°00', a distance of 100.39' to the P.T. of said curve, the chord to said curve bearing S. 24°00'00" E.; thence S. 16°30'00" E., a distance of 125.0'; thence N. 73°30'00" E., a distance of 110.0' to the P.C. of a curve to the right having a radius of 413.81'; thence along said curve to the right and through a central angle of 16°30', a distance of 119.17' to the P.T. of said curve; thence S. 90°00'00" E., a distance of 90.0' to the point of beginning.

Don C. Moehring II Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks and Streets, to be known as "SUNRIDGE ADDITION" to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from 21st St. North, over and across the North line of Lot 1, Block A and over and across the North line of Lots 1, 2, 3, 4 and 5, Block B; to and from 119th St. West, over and across the East line of Lots 24, 25, 26 and 46, Block B, and over and across the East line of Lot 35, Block A, are hereby granted to the appropriate Governing Body.

GENESIS HOMES, INC.
 Billy J. Gray, President
 Denise M. Gray, Secretary-Treasurer

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 Be it remembered that this day of , 1988, before me, a Notary Public in and for said State and County, came Genesis Homes, Inc. by Billy J. Gray, President and Denise M. Gray, Secretary-Treasurer, in behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same in behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Denise E. Moehring, Notary Public
 My Commission Expires

This plat of "SUNRIDGE ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this day of , 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 _____, Chairman
 Elton Parsons
 _____, Secretary
 Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this day of , 1988.

_____, Mayor
 Sheldon Kamen
 _____, Deputy City Clerk
 Dale E. Rea

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 This is to certify that this instrument was filed for record in the Register of Deeds Office at on the day of , 1988.

_____, Register of Deeds
 Pat Kettler
 _____, Deputy
 Ed Resa
 Entered on transfer record this day of , 1988
 _____, County Clerk
 Don Wright

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "SUNRIDGE ADDITION".
 HAYSVILLE STATE BANK
 _____, President
 Stephen K. Matthews

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 Be it remembered that this day of , 1988, before me, a Notary Public in and for said State and County, came Hayville State Bank by Stephen K. Matthews, President, in behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same in behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
 Janice C. Bray
 My Commission Expires



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 16, 1988

Moehring and Associates
433 South Hydraulic
Wichita, Kansas 67211

RE: S/D 88-61 - SUNRIDGE ADDITION. Located in an area south
of 21st Street North and 119th Street West.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of County Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Dickhaus
Junior Planner

RTB:blw

cc: Genesis Homes, Inc. c/o Billy Gray, 204 North Woodchuck, Wichita,
Kansas 67212
Mike Lindebak, City Engineer

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